

50-1-27

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WARRANTY DEED

018210

TRANSFER
TAX
PAID

ADRIENNE BEAULIEU of Hartland, County of Somerset and State of Maine for consideration paid, grants to DAVID A. POULIN and ANGELA D. POULIN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the Northwesterly side of the First Rangeway in Waterville, Kennebec County, Maine, and further bounded and described as follows, to wit:

Beginning on the Northwesterly side of the First Rangeway at an iron pipe marking the Easterly corner of land now or formerly of Ronald L. and Katherine A. Poulin as recorded in the Kennebec County Registry of Deeds in book 2209 at page 179. Thence, North fifty degrees four minutes West (N 50° 04' W), along land occupied by said Poulin for sixty-six and five tenths feet (66.5') to an iron rod. Thence, North fifty-three degrees thirty-nine minutes West (N 53° 39' W), along the land occupied by said Poulin for fifty-eight and eight tenths feet (58.8') to an iron pipe marking the Northeasterly corner of land occupied by said Poulin and the Southerly line of land occupied by Peter Gaug, Jr. and Evelyn E. Gaug. Gaug's land is described in book 2164 at page 91 recorded in the Kennebec County Registry of Deeds. Thence, North seventeen degrees forty-three minutes East (N 17° 43' E), along the Easterly line of land now occupied by Gaug for sixty-five and two tenths (65.2') to an iron pipe marking the Northeasterly corner of land occupied by said Gaug. Said iron pipe also marks the Southwesterly land occupied by Theodore A. and Dorothy A. Evertsen. Said Evertsen land is described in book 2416 at page 113 recorded in the Kennebec County Registry of Deeds. Thence, South sixty-five degrees fifty-four minutes East (S 65° 54' E), along the land occupied by said Evertsen for ninety and five tenths feet (90.5') to a fence corner marking the Southeasterly corner of said Evertsen. Thence, North twenty-nine degrees fifteen minutes East (N 29° 15' E) along the Easterly land occupied by said Evertsen for twelve and three tenths (12.3') feet to an old wooden post marking the Southwesterly corner of land occupied by Allen and Elaine Levesque. Said Levesque land is described in book 3448 at page 66 recorded in the Kennebec County Registry of Deeds. Thence, South fifty-two degrees fifty-four minutes East (S 52° 54' E) along the Southerly line of land occupied by Levesque for eighty-one and two tenths feet (81.2') to a 3/4" steel pin set with a surveyors identification cap marked Lloyd C. Rowe L.S. 813, marking the Northwesterly side of the First Rangeway and the Southeasterly corner of land occupied by Levesque. Thence, South forty-nine degrees fourteen minutes West (S 49° 14' W) along the First Rangeway for ninety-eight and eight tenths feet (98.8'+/-) to the point of beginning.

Add or delete land to make a common boundary with the First Rangeway.

The herein described parcel contains twelve thousand two hundred twenty-six square feet (12,226 sq. ft. +/-) more

or less. The herein described parcel is all of the land now or formerly occupied by Adrienne Beaulieu and Rose A. Beaulieu as a result of a conveyance from Ruth T. Smith to Adrienne Beaulieu and Rose A. Beaulieu, recorded in Book 2019 at Page 52 of the Kennebec County Registry of Deeds. The said Rose A. Beaulieu died on June 5, 1990 leaving the said Adrienne Beaulieu as surviving joint tenant.

This description is prepared from a Boundary Survey by Rowe and Wendell performed in July 1991. The survey was performed so that differences between long term occupation and deeds describing an old subdivision plan could be rectified. Bearings are based on a magnetic North taken during the survey.

WITNESS my hand and seal this 12th day of August, 1991.

Susan Cassidy
WITNESS

Adrienne Beaulieu
ADRIENNE BEAULIEU

THE STATE OF MAINE
Kennebec, ss.

August 12, 1991

Then personally appeared the above named ADRIENNE BEAULIEU and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Susan Cassidy
Notary Public

SUSAN CASSIDY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 17, 1993



RECEIVED KENNEBEC SS.

1991 AUG 14 PM 3:06

NOTARY Harold Charles Mearns
REGISTER OF DEEDS